

PREVIOUSLY
APPROVED

OWNER'S CERTIFICATE

STATE OF TEXAS X
COUNTY OF COLLIN X

WHEREAS NORTHCREAK PROPERTIES, L.P. are the owners of a 0.789 acre tract of land situated in the James Bolin Survey, Abstract Number 32, the William McNeil Survey, Abstract Number 591 and the Norris Austin Survey, Abstract Number 5 in the City of Frisco, Collin County, Texas and being all of Lots 11 & 12, Block E of Chapel Creek Phase 1B, as addition to the City of Frisco according to the plan recorded in Cabinet P, Page 819 of the Plat Records of Collin County Texas (PRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the northwest corner of said Lot 12 and being the northeast corner of Lot 13R, Block E of the replat for Lots 13 & 29 of Chapel Creek Phase 1B recorded in Cabinet Q, Page 123 (PRCT) and being located in the easterly line of a cul-de-sac for Memorial Drive and being in a curve to the left having a radius of 55.00 feet and a chord bearing of North 45°29'19" East;

THENCE along said cul-de-sac through a central angle of 113°15'07" for an arc length of 108.71 feet to a 5/8 inch iron rod set for the northwest corner of said Lot 11 and being the southwest corner of Tract E-2 of said Chapel Creek 1B;

THENCE departing the cul-de-sac for said Memorial Drive and following a common line between said Tract E-2 and Lot 11, NORTH 78°51'45" EAST a distance of 50.98 feet to a point for corner for the northeast corner of said Lot 11 and being the southeast corner of said Tract E-2 and being located in the center of a drainage draw;

THENCE along the center of said drainage draw as follows:

SOUTH 00°18'16" WEST a distance of 18.94 feet to a point for corner;
SOUTH 23°40'45" WEST a distance of 30.10 feet to a point for corner;
SOUTH 52°13'05" EAST a distance of 53.33 feet to a point for corner;
NORTH 56°18'32" EAST a distance of 50.99 feet to a point for corner;
SOUTH 45°14'08" EAST a distance of 24.69 feet to a point for corner;
SOUTH 45°01'47" EAST a distance of 31.69 feet to a point for corner;
SOUTH 18°47'47" EAST a distance of 32.23 feet to a point for corner;
SOUTH 38°31'48" WEST a distance of 20.77 feet to a point for corner;
NORTH 87°45'24" WEST a distance of 36.28 feet to a point for corner;
SOUTH 37°35'58" WEST a distance of 19.77 feet to a point for corner;

THENCE departing the center of said drainage draw, SOUTH 61°06'58" WEST a distance of 101.27 feet to a 5/8 inch iron rod set for the northeast corner of Lot 30, Block E of said Chapel Creek 1B;

THENCE NORTH 89°07'56" WEST a distance of 109.88 feet to a 5/8 inch iron rod set for the northwest corner of said Lot 30;
THENCE NORTH 76°36'36" WEST a distance of 18.32 feet to a 5/8 inch iron rod set for the southwest corner of said Lot 12 and being the southeast corner of said Lot 13R;

THENCE along a common line between said Lot 12 & 13R, NORTH 12°06'52" EAST a distance of 134.67 feet to the POINT OF BEGINNING;

CONTAINING within these messes and bounds 0.789 acre or 34,385 square feet of land more or less.

Know All Men By These Presents:

That I, Austin J. Bedford, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
AJ Bedford Group, Inc.
4222 Rosehill Road, Suite 2
Garland, Texas 75043
(972) 240-5999

STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Austin J. Bedford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31st day of July, 2007

Notary Public in and for the State of Texas



Certificate of Approval

Approved this 30th day of August, 2007 by the Planning and Zoning Commission of the City of Frisco, Texas.

Planning and Zoning Commission Chairperson
City Secretary
Planning Department
City Engineer



DRAINAGE AND FLOODWAY EASEMENT

This plat hereby adopted by the Owners and approved by the City of Frisco (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: Portion of Lots 1 - 12, Block E, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing such lot. The existing natural drainage channel traversing along the Drainage and Floodway Easement within the limits of the addition, will remain as an open channel at all times and will be maintained by the owners of the lot traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as hereinabove defined. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substances which would result in unsanitary conditions or obstruct the flow of water; and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That We, NORTHCREAK PROPERTIES, L.P. are the owners of the herein described property, and do hereby adopt this plat designating the hereinabove described property as CHAPEL CREEK PHASE 1B, BLOCK E, LOTS 11R & 12R, an addition to the City of Frisco, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS OUR HANDS this 6th day of August, 2007.

NORTHCREAK PROPERTIES, L.P., a Texas limited partnership

BY: LoriAnn Peters, L.P., a Texas limited partnership, it's General Partner

BY: LoriAnn Peters, L.P., a Texas limited partnership, it's General Partner

BY: Jan Williams, President

STATE OF TEXAS X

COUNTY OF COLLIN X

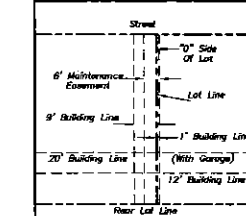
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jan Williams, of NORTHCREAK PROPERTIES, L.P. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of August, 2007.

Notary Public in and for the State of Texas



Develop to PD-79-PH standards



BUILDING LINE DETAIL FOR

NOTES

Selling a portion of this lot by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

The 10' Wall Easement located in the cul-de-sac of Memorial Drive is dedicated to the HCM and is to be maintained by the HCM.

All corners on subject property are monumented with 5/8 inch iron rods set, unless otherwise noted.

designates "Zero" side of lot

THE PURPOSE OF THIS AMENDING PLAT IS TO ADJUST THE LOT LINE BETWEEN LOTS 11 & 12 BY INCREASING THE FRONT LINE OF LOT 12 BY 10.00' AND BACK LINE BY 20.00'.

AMENDING PLAT
CHAPEL CREEK PHASE 1B
BLOCK E, LOTS 11R & 12R

NORRIS AUSTIN SURVEY ABST. NO. 5
JAMES BOLIN SURVEY ABST. NO. 32
WILLIAM MCNEIL SURVEY ABST. NO. 591
CITY OF FRISCO, COLLIN COUNTY, TEXAS

OWNER: NORTHCREAK PROPERTIES, L.P.
5400 NORTH DALLAS PARKWAY
FRISCO, TEXAS 75034 (214) 618-3800

Scale: 1" = 20'

Date: July 09, 2007

Technician: L. Spradling

Drawn By: L. Spradling

Checked By: A.J. Bedford

P.C.: D. Coyer

File: 0218-FINAL-RS-AMEND

Job. No. 344-001-04

1222 Rosehill Road, Suite 2 • Garland, Texas 75043
(972) 240-5999 • Fax (972) 240-4466

AJ BEDFORD GROUP, INC.
Registered Professional Land Surveyors

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Of: 1

